

PROPERTY SURVEY FOR  
**L&L MOTOR CO., INC.**  
SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 WEST  
UINTAH SPECIAL BASE AND MERIDIAN

PARCEL A (L&L to Harmston)

Commencing at the North Quarter Corner of Section 31, Township 2 South, Range 1 West of the Uintah Special Base and Meridian:  
Thence North 89°59'40" East 521.02 feet along the North line of the NW1/4 of the NE1/4 of said Section 31 to the TRUE POINT OF BEGINNING, said point being the Northwest Corner of that parcel described on page 445, Book A-35 of Deeds on file in the Duchesne County Recorder's office;  
Thence North 89°59'40" East 100.00 feet along said North line;  
Thence South 00°17'20" East 760.01 feet to the Northeast Corner of that parcel described on page 578, Book A-238 of Deeds;  
Thence South 89°59'40" West 100.00 feet to the Northwest Corner of said parcel and the East line of that parcel described on page 580, Book A-238 of Deeds;  
Thence North 00°17'20" West 760.01 feet along said East line to the TRUE POINT OF BEGINNING, containing 1.74 acres. Said parcel being subject to that portion being used as County Road right-of-way.

PARCEL B (North parcel)

Commencing at the North Quarter Corner of Section 31, Township 2 South, Range 1 West of the Uintah Special Base and Meridian:  
Thence North 89°59'40" East 621.02 feet along the North line of the NW1/4 of the NE1/4 of said Section 31 to the TRUE POINT OF BEGINNING;  
Thence North 89°59'40" East 305.45 feet along said North line to the Northeast Corner of that parcel described on page 445, Book A-35 of Deeds on file in the Duchesne County Recorder's office, said point also being on the extension of an old fence;  
Thence South 00°02'03" East 503.48 feet along the extension of the East line of said parcel and the East line of that parcel described on page 800, Book A-283 of Deeds as monumented by said fence;  
Thence North 80°00'00" West 303.21 feet;  
Thence North 00°17'20" West 503.45 feet to the TRUE POINT OF BEGINNING, containing 3.52 acres. Said parcel being subject to that portion being used as County Road right-of-way.

PARCEL C (South parcel)

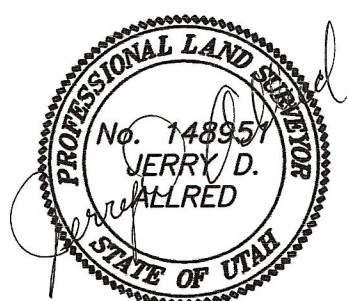
Commencing at the North Quarter Corner of Section 31, Township 2 South, Range 1 West of the Uintah Special Base and Meridian:  
Thence North 89°59'40" East 621.02 feet along the North line of the NW1/4 of the NE1/4 of said Section 31;  
Thence South 00°17'20" East 503.45 feet to the TRUE POINT OF BEGINNING;  
Thence North 90°00'00" East 303.21 feet to the East line of that parcel described on page 800, Book A-238 of Deeds on file in the Duchesne County Recorder's office;  
Thence South 00°02'03" East 372.02 feet along said East line to the North right-of-way line of U.S. Highway 40;  
Thence South 55°51'42" West 363.10 feet along said right-of-way line;  
Thence North 00°17'20" West 575.79 feet to the TRUE POINT OF BEGINNING, containing 3.29 acres.

NARRATIVE

This survey was performed at the request of Bill Labrum of L&L Motor, Inc. for the purpose of marking on the ground the corners of the parcels of land shown on this plat. Section 31 was originally surveyed by the General Land Office using the "3-mile" method during which the sixteenth corners were set. These corners have been reestablished on previous surveys and were found and tied in and used to control this survey. A search of deeds defining the several properties in the NW1/4 of the NE1/4 revealed several inaccuracies and ambiguities resulting in some overlaps and gaps. However, the location of an old boundary fence on the East side of the subject property was used to help resolve some of the questionable locations. The position of this fence agrees very closely with the dimensions called for in deeds executed in 1974 (pages 443 and 445, Book A-35 of Deeds). Parcel A on this plat was described so it can be conveyed to Gregg and Melody Harmston (adjoiners on the West) to eliminate the 100 foot wide jog on their common boundary line with the subject parcel. The remainder was divided into two area equal parcels as shown. The North parcel has a greater total area than the South parcel in order to compensate for the portion of the North parcel subject to the County Road right-of-way.

SURVEYOR'S CERTIFICATE

This is to certify that I have surveyed the parcels of land shown on this plat, and that the monuments indicated were found or set during said survey, and that this plat accurately represents said survey to the best of my knowledge.



16 JUN 2005  
Jerry D. Allred, Licensed Land Surveyor,  
Certificate 148951 (Utah)

LEGEND AND NOTES

- 5/8"x24" REBAR WITH PLASTIC CAP STAMPED 148951 SET BY THIS SURVEY
- ◆ MONUMENT SPIKE IN BRASS WASHER STAMPED 148951 SET BY THIS SURVEY

THIS SURVEY WAS PERFORMED USING G.P.S. (GLOBAL POSITIONING SYSTEM) PROCEDURES AND EQUIPMENT. THE BASIS OF BEARINGS WAS BASED ON WGS-84 DATUM.

COUNTY SURVEYOR'S FILE NO. 1580

JERRY D. ALLRED & ASSOCIATES  
SURVEYING CONSULTANTS  
121 NORTH CENTER ST. - P.O. BOX 975  
Duchesne, Utah 84021  
(435) 738-5357

1 JUN 2005

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